174.0	0009	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	816,700 / 816,700
					USE VALUE:	816,700 / 816,700
					ASSESSED:	816,700 / 816,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		SELKIRK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHAUSTER HEIDI M
Owner 2:	
Owner 3:	
Street 1:	3 SELKIRK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HEIDI M -
Owner 2:	SCHAUSTER RICHARD L -
Street 1:	3 SELKIRK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8546.000	343,200		473,500	816,700
Total Card	0.196	343,200		473,500	816,700
Total Parcel	0.196	343,200		473,500	816,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.36 /Parcel: 425.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116779

GIS Ref

GIS Ref

Insp Date 10/06/18

!13599!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0009-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,200	0	8,546.	473,500	816,700		Year end	12/23/2021
2021	101	FV	332,800	0	8,546.	473,500	806,300		Year End Roll	12/10/2020
2020	101	FV	332,800	0	8,546.	473,500	806,300	806,300	Year End Roll	12/18/2019
2019	101	FV	252,900	0	8,546.	466,700	719,600	719,600	Year End Roll	1/3/2019
2018	101	FV	252,900	0	8,546.	358,500	611,400	611,400	Year End Roll	12/20/2017
2017	101	FV	252,900	0	8,546.	338,200	591,100	591,100	Year End Roll	1/3/2017
2016	101	FV	252,900	0	8,546.	311,100	564,000	564,000	Year End	1/4/2016
2015	101	FV	246,700	0	8,546.	290,800	537,500	537,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:21:36

LAST REV

Date	Time
02/05/19	13:03:40
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13599

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HEIDI	69893-533		9/7/2017	Convenience		No	No		
SCHAUSTER HEIDI	56796-586		4/29/2011	Convenience	1	No	No		
OBRIEN JOHN	35471-31		5/15/2002		440,000	No	No		
TONRA JAMES J -	22553-310		10/29/1992		137,500	No	No		Y

USER DEFINED

Prior Id # 1:	116779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2010	774	Manual	22,302					ELECTRIC SOLAR PAN
6/15/2006	477	Sun Room	28,353			G7	GR FY07	OVER WOOD DECK
10/28/1996	557		22,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	163	PATRIOT
1/5/2009	Measured	345	PATRIOT
9/19/2002	MLS	MM	Mary M
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8546		Sq. Ft.	Site		0	70.	0.79	6									473,467						473,500	

Total AC/HA:	0.19619	Total SF/SM:	8546	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	473,467	Spl Credit		Total:	473,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99594003
Adj $ / SQ:	172.663
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421600
Depreciation:	78418
Depreciated Total:	343182

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

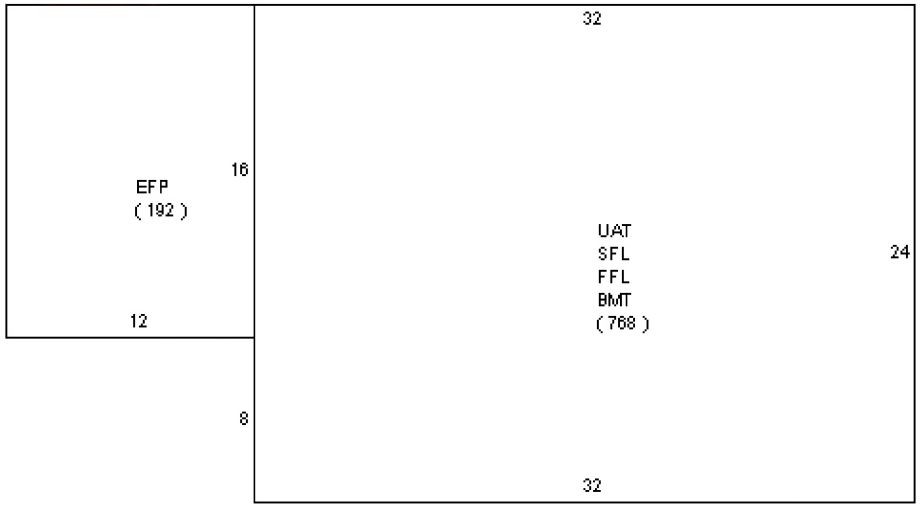
No Unit	RMS	BRS	FL
1	7	5	M
Totals			
1	7	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.66
Special Features:	0	Val/Su Net:	127.68
Final Total:	343200	Val/Su SzAd	223.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	68.630	52,711
FFL	First Floor	768	172.660	132,605
SFL	Second Floor	768	172.660	132,605
EFP	Enclos Porch	192	41.240	7,917
UAT	Upper Attic	192	69.070	13,261
Net Sketched Area:		2,688	Total:	339,099
Size Ad	1536	Gross Area	3264	FinArea 1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0009-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	